



City of Carmel

CARMEL PLAN COMMISSION AGENDA

July 20, 2004

7:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**

H. Public Hearings:

1h. Docket No. 04030042 Z: Townhomes at Guilford PUD

The applicant seeks to Rezone approximately 9.5 acres from R-1/Residence to PUD/Planned Unit Development. The site is located at 1224 S. Guilford Road. Filed by Dave Sexton of the Schneider Corp. for Pittman Partners, Inc.

2h. Docket No. 04050039 PP: Glen Oaks Subdivision

The applicant seeks to plat a residential subdivision of approximately 51 lots. The petitioner also seeks the following subdivision waiver:

Docket No. 04050040 SW SCO 6.5.1 minimum lot frontage

The site is located on West Rd, just north of West 131st Street. The site is zoned S-1/Residence-Estate.

Filed by Dave Barnes of Weihe Engineers for Langston Development.

3h. Docket No. 04050045 PP Amend: Cherry Creek Estates

The applicant seeks to amend the initial primary plat to be 353 total lots on 174 acres±. The site is located southeast of Hazel Dell Pkwy and Cherry Tree Rd. The site is zoned S-1/Residence-ROSO.

Filed by Dennis Olmstead of Stoeppelwerth & Assoc. for Platinum Properties, LLC.

- 4h. Docket No. 04050053 DP/ADLS: North Meridian Medical Pavilion**
The applicant seeks approval for a medical/office building. The site is located northwest of Old Meridian Street and Meridian Street (US 31). The site is zoned B-3 and B-6/Business, within the US 31 Overlay Zone.
Filed by Tom Eagley of Lauth Property Group.
- 5h. Docket No. 04050048 DP Amend:**
North Haven, Block D, lots 1-2: CP Morgan Buildings 2 & 3
The applicant seeks approval to build two office buildings. The site is located at the northwest of 96th Street and Gray Rd.. The site is zoned R-5/Residence.
Filed by Blair Carmosino of Duke Construction for CP Morgan Communities, LP.
- 6h. Docket No. 04050051 Z: Alexandria of Carmel / Edward Rose Rezone**
The applicant seeks approval to rezone a property from OM/SFA-Single Family Attached to OM/MF-Multifamily. The site is located southeast of Pennsylvania Street and 131st Street.
Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for Edward Rose Properties, LLC.
- 7h. Docket No. 04060020 ZW: Alexandria of Carmel**
The applicant seeks zoning waiver approval from:
Docket No. 04060020 ZW Chapter 20G.5.2(D)3 all-brick elevations
The site is located southeast of Pennsylvania Street and 131st Street.
Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for Edward Rose Properties, LLC.
- 8h. Docket No. 04050028 DP/ADLS: Walnut Creek Marketplace Development Plan and ADLS**
The applicant proposes a retail center. The site is located northeast of 99th Street and Michigan Rd/US 421. The site is zoned B-3/Business and B-2/Business within the US Highway 421 Overlay.
Filed by Mary Solada of Bingham McHale for Duke Realty.
- 9h. Docket No. 150-02b OA:**
Amendments to the Carmel/Clay Zoning Ordinance – Patch #4
The petitioner seeks to add new provisions to and make several corrective amendments to the Zoning Ordinance.
Filed by the Department of Community Services.

I. Old Business:

- 1i. Docket No. 04040041 DP/ADLS: Bauer Commercial Park- Tom Wood**
The applicant proposes a automotive inventory parking lot. The site is located at the southeast corner of Bauer and Marie Drives. The site is zoned B-3/Business.
Filed by Larry Lawhead of Barnes & Thornburg.

2i. Docket No. 04040040 DP/ADLS: Carmax, Lot 2 - Steak n Shake

The applicant proposes a restaurant with a drive-thru. The site is located on the northwest corner of 96th Street and Gray Rd. The site is zoned B-3/Business. Filed by Mark Monroe of Drewry Simmons, Pitts & Vornehm.

3i. Docket No. 38-93 Z, Recertification of Rezone Request

The Department of Community Services request that the Plan Commission vote to allow the recertification of a previously made recommendation to the City Council. The request is to rezone the subject property from S-1/ Residential to B-7/Business within the US 421 Overlay Zone. The site is located at the northeast corner of West 96th Street and North Augusta Drive. Filed by Ramon Stair.

J. New Business:

1j. Docket No. 04050046 ADLS: Greyhound Commons, Phase II - Fox & Hound

The applicant seeks approval to build a restaurant building. The site is located southeast US Highway 31 and 146th Street. The site is zoned PUD/Planned Unit Development.

Filed by Blaine Paul of American Consulting, Inc.

2j. Docket No. 04050052 ADLS: Alexandria of Carmel

The applicant seeks approval for multi-family buildings. The site is located southeast of Pennsylvania Street and 131st Street. The site is zoned OM/MF - Old Meridian Multi-Family.

Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for Edward Rose Properties, LLC.

K. Adjournment